

Sustainability Committee
Minutes of Meeting
February 3, 2016

Present: Lynn Stoddard, Kristin Schwab, Shawn Santasiere, Kay Holt, Rich Miller, Virginia Walton (staff)

The meeting was called to order at 5:34 pm by chairperson Stoddard.

The January 13, 2016 meeting minutes were approved on a motion by Stoddard/Santasiere.

Holt stated that she will no longer be serving on the committee since she is moving out of the area.

The committee discussed the draft amendments to the zoning regulations. Walton reported that the climate action task force's general comments included the need to address storm water capture and storage (e.g., use of cisterns in preparation for extended periods of drought); sustainable design standards should be the default, putting the burden of opting out on the applicant and reference standards should be continually updated with the most current climate science data. The sustainability committee's comments were as follows:

1. New section B: Sustainability Requirements –
 - a. The Sustainability Committee supports the concept of giving more attention to sustainability in local development projects. However, the development and administration of a sustainability point system is complicated and requires significant expertise and time to develop and administer. This could be difficult to implement and manage with limited staff resources. As an alternative to developing a point system unique to Mansfield, the Committee recommended that the town consider relying on existing certification systems that embody years of national expertise, are administered by an outside certification entity, and are already well-known to most developers. Examples include LEED and Energy Star Certified Homes.
 - b. The draft appears to apply to all projects requiring a Site Plan. The Committee discussed the issue of applicability and that sustainability requirements might not be appropriate for every project coming before the commission (e.g., in-law apartments). The applicability of these requirements should be fine-tuned.
 - c. The Committee discussed whether the sustainability requirements should be requirements or incentive-based and suggested further consideration of incentive-based options.
 - d. If a point system similar to the proposed draft is adopted, project siting should be included as a sustainability measure.
2. Section R: Architectural and Design Standard – Some of the items in this section should be placed in design review standards. Applicability needs to be clarified.
3. The storm water pipeline overlay zone should be based on zones or a corridor rather than by property line.

The committee acknowledged the tremendous amount of time and work in developing the Mansfield Tomorrow POCD and the importance of new zoning regulations as the implementation step of that effort. As this is a very important issue, the Committee requested more time to discuss the draft amendments and asked if the Town Planner could attend the next meeting to discuss the amendments in greater detail. As an alternative Miller, Schwab and Stoddard expressed a willingness to meet with her prior to the next Sustainability Committee meeting.

The meeting was adjourned at 7:12 pm.

Respectfully submitted,

Virginia Walton